

NEW COMMUNITIES

1. INTRODUCTION

This article provides standards for the location, size, and design of new communities. This Code allows the following types of new communities:

- Clustered Land Development
- Traditional Neighborhood Development
- Transit-Oriented Development

All regulating plans prepared for the above types of communities shall be designed in accordance with the applicable standards within this article.

2. CLUSTERED LAND DEVELOPMENT

A. Allowed Locations

1. Clustered Land Developments shall be allowed within all areas outside of the Urban Growth Boundary. They are allowed within the Urban Growth Boundary on properties that have substantial natural resources (as determined by the Director) that would prevent the standard development practices.

B. Size Requirements

2. Clustered Land Developments shall be at least 10 contiguous acres and no more than 80 contiguous acres.

C. Design Standards

1. All areas to be protected and preserved by the King County Critical Areas Ordinance (Chapter 21A.24 of the King County Code), including required buffers and mitigation zones,

shall be assigned to the T1 zone. Allowed alterations within the T1 zone shall comply with Section 21A.24.045 of the Critical Areas Ordinance.

2. The overall density of the clustered land development shall not exceed the allowed density of the base zoning district or base transect zone. Transfer of development rights and residential density incentives are prohibited within clustered land developments that are outside of the Urban Growth Boundary.
3. At least 50% of the land within a Clustered Land Development shall be assigned to the T1 and/or T2A zones. The remaining land may be assigned to the T2B and/or T3 zone. These zones may be located in one area or dispersed into several separate locations to help preserve natural resources on the site.
4. All streets within the Clustered Land Development shall be designed to comply with the applicable street types allowed within the T1, T2A, T2B, and T3 (see Article 4: Street Standards).
5. Civic buildings and civic spaces are allowed within Clustered Land Developments, but are not required.
6. To maximize energy efficiency of buildings, at least 70% of new lots should be oriented within 30 degrees of true east/west.

3. TRADITIONAL NEIGHBORHOOD DEVELOPMENT

A. Allowed Locations

1. Traditional Neighborhood Developments shall be located within the Urban Growth Boundary.

B. Size Requirements

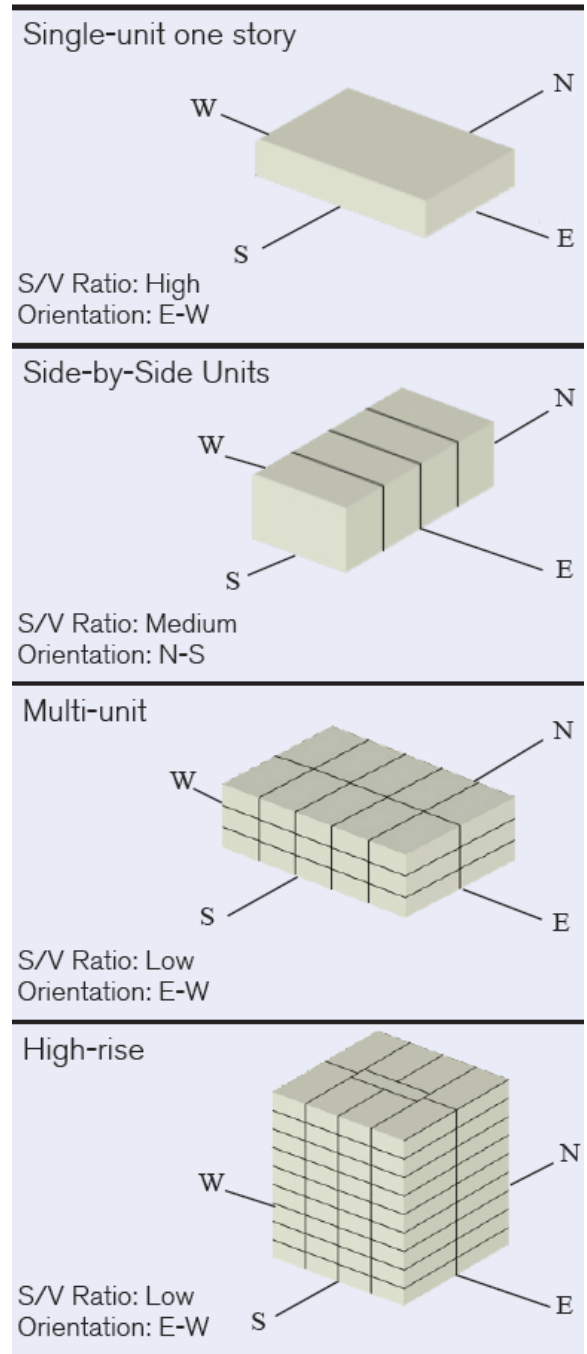
2. Traditional Neighborhood Developments shall be at least 40 contiguous acres and no more than 160 contiguous acres. Sites larger than 160 acres shall be designed and developed as multiple Traditional Neighborhood Developments, each subject to requirements of this section.

C. Design Standards

1. All areas to be protected and preserved by the King County Critical Areas Ordinance (Chapter 21A.24 of the King County Code), including required buffers and mitigation zones, shall be assigned to the T1 zone. Allowed alterations within the T1 zone shall comply with Section 21A.24.045 of the Critical Areas Ordinance. The remaining land within the Traditional Neighborhood Development shall be assigned to the following transect zones as follows:
 - 10% to 30% of the land within the Traditional Neighborhood Development (excluding land allocated to the T1 Zone) shall be allocated to the T5 zone.

- 40% to 60% of the land within the Traditional Neighborhood Development (excluding land allocated to the T1 Zone) shall be allocated to the T4 zone.
 - 10% to 30% of the land within the Traditional Neighborhood Development (excluding land allocated to the T1 Zone) shall be allocated to the T3 zone.
2. The land assigned to the T4 Zone shall include a variety of lot types as described below:
 - At least 20% of the T4 lots shall be designed with two side yards to accommodate detached houses.
 - At least 20% of the T4 lots shall be designed with one side yard to accommodate detached zero lot line houses.
 - At least 20% of the T4 lots shall be designed with no side yards to accommodate townhouses.
 3. Traditional Neighborhood Developments shall be designed with an interconnected street network. A formal grid pattern is not required. Streets may be curved and/or angled to respond to topographic conditions and to create blocks with irregular shapes and sizes. Street connections shall be required to maximize connectivity. Dead-end and cul-de-sac streets should only be used where natural resources and topographic constraints make a street connections infeasible. Stub streets shall be provided to adjacent properties that are within the urban growth boundary to allow for future connections between the neighborhoods.
 4. Block sizes shall be limited to help create an interconnected street network that promotes walking and bicycling. The maximum perimeter of blocks within the T3 zone shall be 3,000 linear feet. The maximum perimeter of blocks within the T4 and T5 zone shall be 2,000 square feet. Larger blocks are only allowed to create larger civic spaces and sites for schools.
 5. All streets within the Traditional Neighborhood Development shall be designed to comply with the applicable street types allowed within the T3, T4, and T5 zones (see Article 4: Street Standards).

6. To maximize energy efficiency of buildings, at least 70% of new lots should be oriented within 30 degrees of true east/west. Lots and buildings should be oriented to minimize energy use as illustrated on the diagram to the right.



S/V Ratio: Surface to Volume Ratio: The exposed surface of a unit compared to the overall volume of the building. Building units with low S/V ratios require less energy.

7. All subdivided properties within the Traditional Neighborhood Development shall front a street or civic space. Flag lots that provide access to a property that is within the center of a block street are prohibited.
8. Whenever feasible, transect zones should change at rear property lines or alleys to create streets that have similar development patterns on both sides of the streets (i.e, T5 properties should be located on both sides of the street).
9. All subdivided properties within the Traditional Neighborhood Development shall be within a quarter mile (1,320 feet) of a neighborhood park, square, or plaza. Depending on the size and shape of the Traditional Neighborhood, more than one civic space may be required to meet this standard. Standards for the size and design of these civic spaces are provided in Article 5.
10. The total amount of all civic spaces within the Traditional Neighborhood shall equal 5% of the land area within the T3, T4, and T5 zones.
11. Civic and religious buildings are allowed within Traditional Neighborhood Developments, but are not necessarily required. Prior to approval of the Traditional Neighborhood Development, the applicable school districts shall be contacted to determine if a school site is required within the neighborhood. If required, the school site should be centrally located within the neighborhood to encourage children to walk to and from school.

4. TRANSIT-ORIENTED DEVELOPMENT

A. Allowed Locations

1. Transit-Oriented Developments shall be located within the Urban Growth Boundary.
2. To qualify as a Transit-Oriented Development, an existing or planned rail or bus rapid transit stop or a transit stop that provides (or will provide) frequent and direct service to a regional employment center (such as a downtown or corporate business park) or a regional transportation center (such as an airport, train station, or ferry building) shall be located within the Transit-Oriented Development. For the purpose of this Code, frequent service means that a bus, train, light rail, or ferry leaves the transit facility every 10 to 30 minutes during commute hours, and direct service means that the average travel time from the transit facility to the regional employment center or regional transportation center is one hour or less.

B. Size Requirements

1. Transit-Oriented Developments shall be at least 40 contiguous acres and no more than 160 contiguous acres. Sites larger than 160 acres shall be designed and developed as multiple Transit-Oriented Developments, each subject to requirements of this section.

C. Design Standards

1. The Transit-Oriented Development shall comply with all of the above the Design Standards for a Traditional Neighborhood with the following exceptions:
 - 20% to 40% of the land within Transit-Oriented Development (excluding land allocated to the T1 Zone) shall be allocated to the T5 zone.
 - 50% to 70% of the land within Transit-Oriented Development (excluding land allocated to the T1 Zone) shall be allocated to the T4 zone.
 - 0% to 10% of the land within Transit-Oriented Development (excluding land allocated to the T1 Zone) shall be allocated to the T3 zone.